

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

October 8, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, October 13<sup>th</sup>, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of October 6, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. ANNUAL REORGANIZATION- Christopher Langston, Chairman; Dr. Orlando Gonzalez, Vice Chairman; Matthew Ward, Board Secretary
6. Correspondence:
7. Old Business:
8. New Business:
9. Review and discussion of the Scatter Site Redevelopment Plan to amend, rename and supersede the Vacant Buildings Redevelopment Plan. **Approved with conditions and recommended to City Council for Adoption.**
10. Review and discussion of amendments to Chapter 345-33 Fees, 345-76 Enforcement, Chapter 160 Fees and Charges and Chapter 345-42 R-3 to be presented to the Planning Board. **Recommended to City Council for Adoption.**
11. Review and discussion of amendments to Chapter 345-6 Definitions and Chapter 345-60 Supplementary Zoning regarding Short-Term Rental to be presented to the Planning Board. **Recommended with conditions to City Council for Adoption**
12. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan to permit self storage use. **Approved and recommended to City Council for Adoption.**
13. Review and discussion of amendments to the Henderson Street South Renewal Area Redevelopment Plan to modify plan duration. **Approved and recommended to City Council for Adoption.**
14. Case: P15-057 Minor Site Plan Interim Banner  
Applicant: 110 First Street Urban Renewal Associates, LLC  
Attorney: David McPherson, Esq.  
Review Planner: Maryann Bucci-Cater, PP, AICP  
Address: 110 First Street  
Block: 11603 Lot: 42  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Interim Banner  
**Decision: Denied.**
15. Case: P15-001 Preliminary & Final Site Plan for First Street Park Redesign  
Applicant: 110 First Street Urban Renewal Associates, LLC  
Attorney: David McPherson, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 108 First Street  
Block: 11603 Lot: 41  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Re-design and re-building of the park and sidewalk.  
**Some testimony taken. Carried to October 20<sup>th</sup>, 2015 regular meeting.**
16. Case: P15-020.0.1 Administrative Amendment  
Applicant: Newkirk Realty LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger, PP, AICP  
Address: 61-65 Newkirk Street  
Block: 10801 Lot: 8, 9  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Reconfiguration of basement and ground floor demising walls.  
**Decision: Approved.**
17. Case: P15-058 Minor Site Plan  
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless  
Attorney: Richard D. Stanzione, Esq.  
Review Planner: Matt Ward, PP, AICP  
Address: 205 Tenth Street  
Block: 8803 Lot: 2  
Zone: R-2  
Description: Installation of 4 wall mounted cell antennas and support equipment.  
**Carried to unspecified date.**
18. Case: P15-074 Minor Subdivision  
Applicant: Murali Adusumilli  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Willow Latham  
Address: 83 Corbin Avenue  
Block: 10501 Lot: 12  
Zone: R-1  
Description: Subdivision of a 5,000 sq ft lot into 2 conforming 2,500 sq ft lots; no variances.  
**Decision: Approved with conditions.**

19. Case: P15-031 Preliminary and Final Major Site Plan with c Variance  
 Applicant: Third Street JC LLC  
 Attorney: Charles J. Harrington, III, Esq.  
 Review Planner: Jeff Wenger, PP, AICP  
 Address: 351 Third Street  
 Block: 11004 Lot: 4  
 Zone: NC Neighborhood Commercial  
 Description: New 4 story, 12 residential unit building with ground floor retail.  
 Variance: Minimum rear yard.  
**Decision: Approved with conditions.**
  
20. Case: P15-061 Minor Site Plan with Deviation  
 Applicant: Nancy Joshi  
 Attorney: Rita McKenna  
 Review Planner: Jeff Wenger, PP, AICP  
 Address: 134 Cottage Street  
 Block: 9401 Lot: 24  
 Zone: Journal Square 2060 Redevelopment Plan  
 Description: New 3 story, 8 residential unit building.  
 Variance: Minimum side yard.  
**Decision: Approved.**
  
21. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.  
  1. Resolution of the Planning Board of the City of Jersey City Approving Amendments to Section 345-10 of the Environmental Commission to become the Green Team as required by the Sustainable NJ Program.
  2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Journal Square 2060 Redevelopment Plan regarding the One Journal Square project and recommending Adoption by the City Council.
  - 3 Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO regarding updates to the General Development Application and recommending Adoption by the City Council.
  4. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO and Chapter 296 of the JC Code regarding Street naming procedures and recommending Adoption by the City Council
  5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO to the R-3 Zone to allow ground floor retail on corner lots and recommending Adoption by the City Council.
  6. Resolution of the Planning Board of the City of Jersey city Approving Amendments to the LDO limiting rooftop exception spaces and recommending Adoption by the City Council.
  7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ocean/Bayview Redevelopment Plan to add Service Stations as a permitted use and Recommending Adoption by the City Council.
  8. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial Sub-District Boundary to allow banquet halls and recommending Adoption by the City Council.
  9. Resolution of the Planning Board of the City of Jersey City recommending an Amendment to the Powerhouse Arts District Redevelopment Plan to permit self-storage use and recommending Adoption by the City Council.
  - 10 Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P15-055 submitted by the Muslim Federation of NJ, Inc. ( 580 Montgomery Street).
  11. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation # P15-026 submitted by Manly Warringah, URF, LLC ( 317 Halladay Street).
  12. Resolution of the Planning Board of the City of Jersey city Approving a One Year (1 Yr.)Extension of Interim Use Approval # P11-027 submitted by Liberty Stone and Aggregates, LLC ( 506 Caven Point Avenue).
  13. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Site Plan # P 15-054 submitted by the Muslim Federation of NJ, Inc. ( 530 Montgomery Street)
  14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 15-062 submitted by Vaishno Ma Summit, LLC ( 362 Summit Avenue).
  
22. Executive Session, as needed, to discuss litigation, personnel or other matters
  
23. Adjournment